



REPORT TO COUNCIL

To: **Mayor and Councillors**

Subject: CitiWest 8-Lot Subdivision Application - 20525 &
20541 – 46A Avenue

File #: 6620.00

Doc #:

From: Roy M. Beddow, RPP, MCIP
Deputy Director of Development Services

Date: November 25, 2024

RECOMMENDATION:

THAT the report titled, “CitiWest 8-Lot Subdivision Application - 20525 & 20541 – 46A Avenue”, be received for information.

PURPOSE:

The purpose of the report is to consider an application by CitiWest Consulting Ltd. to rezone the subject properties from the RS2 Estate Residential Zone to the RS1 Single Family Residential Zone to permit an 8-lot subdivision.

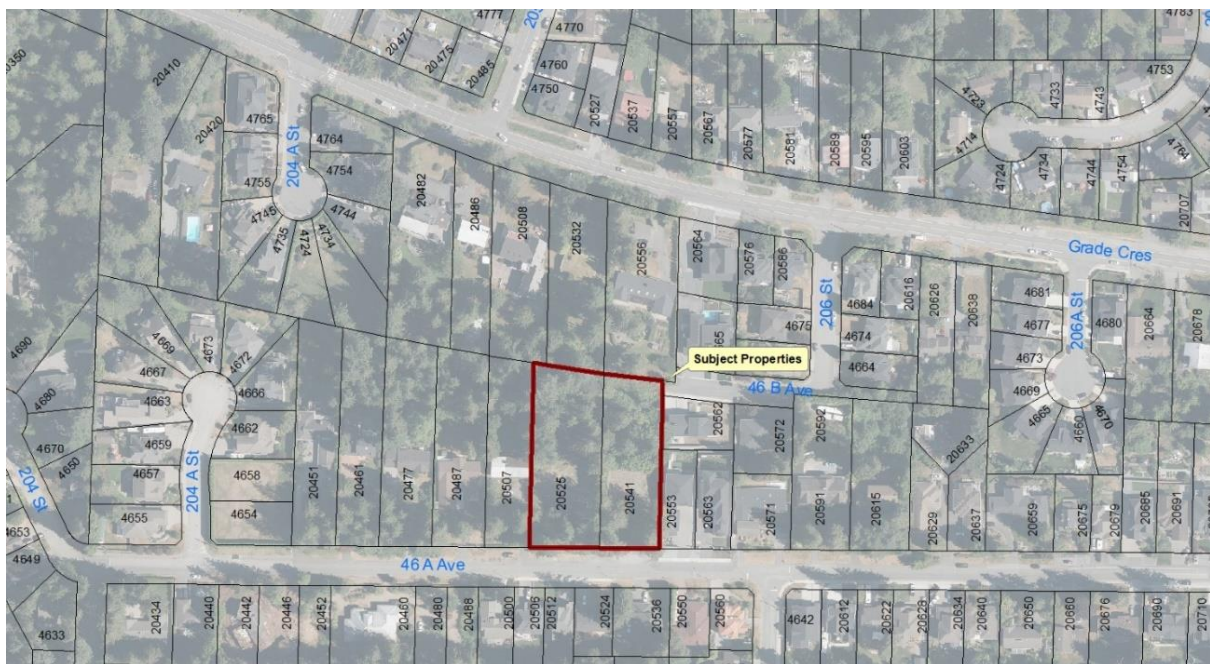
POLICY:

The subject properties are designated “Suburban Residential” in the Official Community Plan (OCP) which supports RS1 Single Family Residential zoning. The re-designation from Estate Residential was intended to encourage “gentle density” south of the Nicomekl River, enabling smaller lots and additional housing units. Since portions of the subject properties are identified in the OCP as Natural Hazard Areas (Map 12) and Environmentally Sensitive Areas (Map 13), the proposed subdivision also requires a development permit to proceed. Section 05. of the OCP sets out guidelines for these development permit areas.

COMMENTS/ANALYSIS:

1. Context

The subject properties are located within a large block bounded by 46A Avenue on the south, Pleasantdale Creek on the west, Grade Crescent on the north and 208 Street at the eastern edge. The block has historically included some of the largest single family residential lots in the City and previous City policies sought to preserve an “Estate Residential” character reflected in the existing RS2 zoning of the subject properties. While some subdivision has occurred in the western half of the block, there remain several large and deep lots with further subdivision potential.



Location Map

Physically, the block is characterised by an escarpment running east-west separating the “Mossey Estates” plateau area above from the former railway roadbed of Grade Crescent below. This feature includes some steep slopes (see Hazard Areas below) as the grade drops roughly 20 metres from 46A Avenue north to Grade Crescent. The large lots with mostly older homes have limited building footprints with substantial areas of vegetation and significant tree canopy coverage. The subject properties are currently vacant as the houses located on them were demolished in 2021.

Located within Uplands Neighbourhood, the subject properties are served by Uplands Elementary School (750 metres/~10 minute walk) and H.D. Stafford Middle School (500 metres/<10-minute walk). Bus transit service is available within a 10-

minute walk on 208 Street (590, C60, C61 routes) and Grade Crescent (590, C63 routes). The future neighbourhood commercial node identified in the OCP at 208 Street and 48 Avenue is approximately 900 metres (10-15 minute walk) to the northwest.

2. Layout

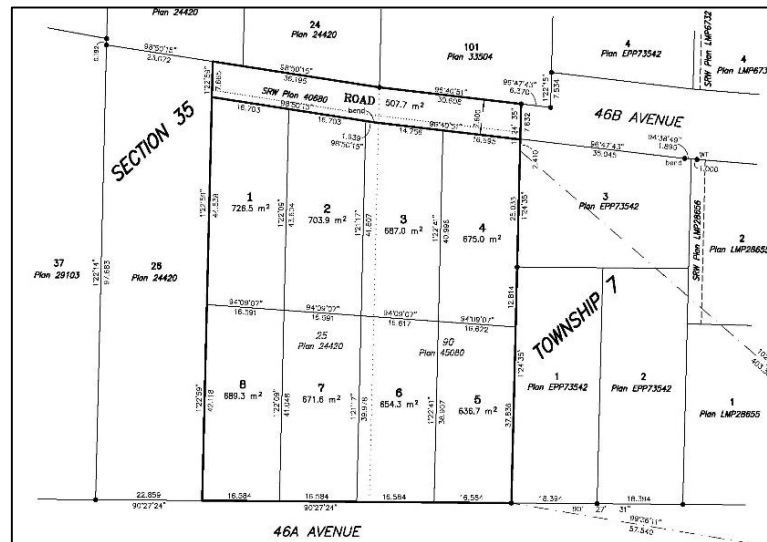
In order to enable the most efficient subdivision of the subject properties and the remaining lots in the block in a manner consistent with the OCP Suburban land use designation, a westward extension of 46B Avenue would be required. To that end, the City engaged Binnie & Associates in 2019 to evaluate and propose conceptual road alignments and subdivision layouts. The recommended option was to extend 46B Avenue approximately 100 metres to the west and then curve it northwards to Grade Crescent to align with the existing 205 Street intersection. Although the Binnie proposal predated the adoption of the current Official Community Plan and was based on the RS2 Estate Residential zoning (920 sq m minimum lot area), the same road layout would facilitate access to the rear portions of 46A Avenue and Grade Crescent lots for RS1 subdivision (557 sq m minimum lot area).



Conceptual Extension of 46B Avenue

The subject proposal extends 46B Avenue westward as a half-road construction (the north half to be completed when 20532 and 20556 Grade Crescent are subdivided), enabling an 8-lot subdivision of the subject properties under RS1 zoning. The road extension includes a temporary “hammerhead” turnaround (Attachment 3) over a

portion of proposed Lots 1 and 2. The remaining sections of the road extension would be dedicated and constructed incrementally as a condition of future subdivision approvals.



Preliminary Subdivision Plan

The eight proposed lots (Attachment 2) exceed the RS1 zone’s minimum lot area and width, ranging in size from 637 to 725 square metres. The lots accommodate generous building envelopes capable of supporting single family homes and/or additional dwelling units and configurations contemplated by the Small-Scale Multi-Unit Housing (SSMUH) legislation and permitted as “Plex Homes” in the RS1 zone.

3. Environmentally Sensitive Area

The northern portion of the site is identified as an Environmentally Sensitive Area (ESA) in Map 13 of the Official Community Plan and is therefore part of the ESA Development Permit Area. The ESA affecting the subject properties has a “Low to Moderate” sensitivity value. Although the ESA DP guidelines “strongly discourage” development in ESA areas of lower sensitivity, there is a provision for compensation at a 2:1 ratio where “loss of habitat is unavoidable”.

In accordance with the ESA Development Permit guidelines, the applicant provided an environmental assessment report (Attachment 4) that substantiates the lower sensitivity value determined by the City’s ESA Mapping Study, concluding that:

The Property does not include any mapped critical habitat for species at risk. There are no known occurrences of species at risk on the Property. No species at risk or evidence of species at risk were observed on the Property during the field assessment. Although the ESA contains mature coniferous forest, it is isolated, with no connection to any

*other natural habitat, and likely only provides habitat for birds and small mammals.
(Enkon Environmental, 2022)*



Environmentally Sensitive Areas (OCP Map 13)

Since the applicant is proposing to develop in an ESA area and to compensate the City for the resultant loss of habitat, the City retained EBB Environmental to determine a compensation value based on the City's ESA mapping, the environmental assessment report and the 2:1 habitat replacement ratio. EBB Environmental determined the compensation value to be \$201,040 (Attachment 5) and the applicant has agreed to pay this amount prior to zoning adoption. Should the rezoning be approved, the compensation payment would be used by the City for habitat enhancement projects at other locations in the City. The following off-site enhancement projects have been identified as priorities:

- Newlands Brook and wetlands habitat improvements (Nicomekl Floodplain near 52 Avenue/206 Street)
- Invasive species removal and restoration of wetland area (Nicomekl Floodplain Park/208 Street)
- Nicomekl River trail network invasive species removal and replanting (multiple locations)
- Brydon Park dog area plantings and improvements
- Brydon Lagoon west end planting and restoration

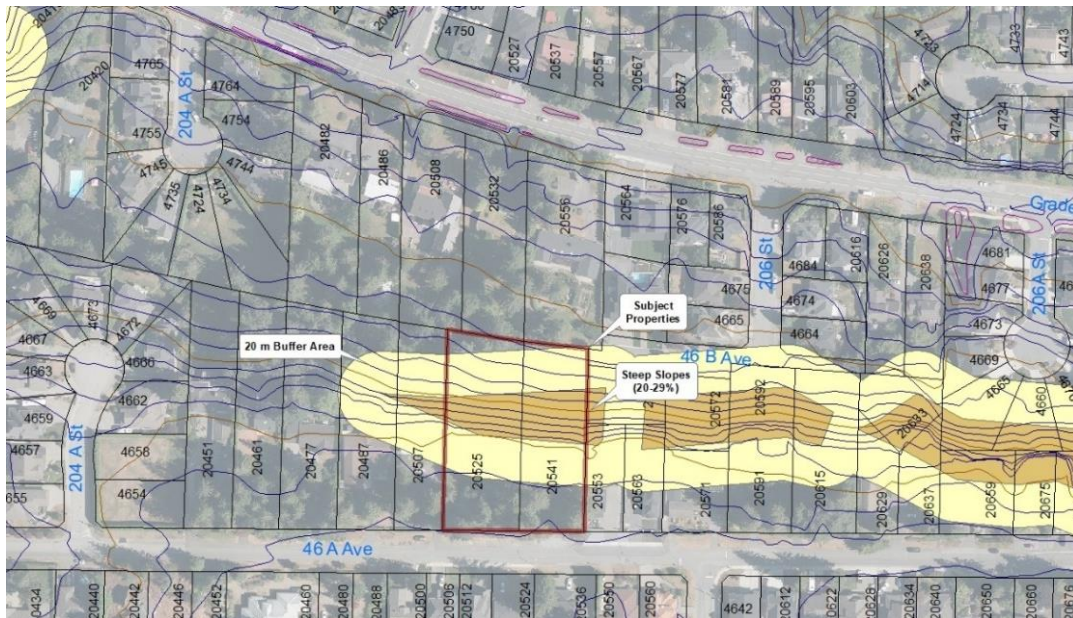
City staff will pursue the implementation of these and other projects, as appropriate, in partnership with conservation and stewardship agencies in 2025-2026 should this application be approved.

4. Tree Replacement Plan

Subdividers in the City are required to replace any on-site trees (identified in a tree survey and arbourist report) removed for construction and development at a ratio of 2:1. Where on-site replacement is not feasible, a cash-in-lieu payment of \$500 per tree is required. According to the arbourist's report, extensive tree removal would be required for this development due to the building envelopes, the road and retaining wall construction and the installation of on-site services. The tree replacement plan (Attachment 6) shows 24 trees planted on-site, including established native species on the properties such as Douglas Fir and Vine Maple. Based on the arbourist report, a \$75,000 cash payment is required in-lieu of replacing the remaining on-site trees to be removed for the development. The funds will be allocated to a City account to fund off-site tree planting in support of the City's Urban Forest Management Strategy.

5. Hazard Areas

Part of the escarpment area described previously includes steep slopes exceeding a gradient of 20% as identified in the City's Natural Hazard Areas mapping. Hazard areas shown in Map 12 of the Official Community Plan are part of the Hazard Development Permit Area.



Natural Hazard Areas (OCP Map 12)

In accordance with the Hazard DP Area Guidelines, the applicant provided a report from a geotechnical engineer that assessed the risk of erosion and land slippage and recommended measures to protect the proposed lots and building envelopes. A two-tiered retaining wall is proposed to be constructed in the rear yards of proposed Lots 1-4. The City will require a restrictive covenant to be registered on title to maintain and protect the retaining wall and related drainage works as a condition of subdivision approval.

6. Parkland Dedication

Subdividers are required to provide a 5% park land dedication in subdivisions creating three or more new lots under Section 510 of the *Local Government Act*. In the case of the subject application, the City will require a cash-in-lieu payment since the land area (~297 sq m) would be insufficient for public open space and the OCP does not identify the need for any new parks in this area. The applicant has agreed to a preliminary valuation of \$310,000, to be reviewed and updated, if required, at the time of subdivision.

BUDGET IMPLICATIONS:

The proposed development would contribute \$110,454.00 to City Development Cost Charge accounts under DCC Bylaw No. 2482. A 5% park land cash-in-lieu contribution (2024 valuation - \$310,000.00) is required prior to subdivision final approval. An ESA habitat compensation payment of \$201,040.00 is required prior to zoning adoption and development permit approval. A tree replacement payment of \$75,000.00 is required prior to subdivision approval.

SUMMARY:

The proposed development is consistent with the Official Community Plan's land use policies to enable the addition of smaller lots and greater housing options in the former Estate Residential area between 46A Avenue and Grade Crescent.

Engineering Requirements:

See September 18, 2024 Preliminary Layout Approval Letter (attached). The owner has executed a Development Servicing Agreement for the construction of the required engineering works.

Fire Department Comments:

The department has reviewed this application to ensure adequate access for firefighting apparatus and personnel and has no concerns with the proposed development.

ALTERNATIVES:

1. Do not consider Zoning Amendment Bylaw No. 3295 to accommodate an 8-lot subdivision of 20525 & 20541 – 46A Avenue for first and second readings.

Respectfully Submitted,



Roy M. Beddow, RPP, MCIP
Deputy Director of Development Services

Concurrence:



for
David Pollock, P.Eng.
Director of Engineering, Parks
& Environment

Concurrence:



Carl Johannsen, RPP, MCIP
Director of Development Services

Concurrence:



Scott Kennedy, Fire Chief

Attachments:

1. Zoning Amendment Bylaw No. 3295
2. 8-Lot Subdivision Plan – Survey Plan
3. 46B Avenue Roadworks – Temporary “Hammerhead” Turnaround
4. Environmental Overview Assessment Report – Enkon Environmental
5. ESA Habitat Compensation Valuation – EBB Environmental Consulting Inc.
6. Tree Location Plan – C. Kavolinas & Associates Inc.
7. Preliminary Layout Approval (PLA) Letter - September 18, 2024

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:

I support the recommendation.



Francis Cheung, P. Eng.
Chief Administrative Officer